

Public Notice – Environmental Permit

PURPOSE OF NOTICE: To seek public comment on a draft permit from the Department of Environmental Quality that will allow additional impacts associated with the project known as “Potomac Shores (aka Harbor Station)” in Prince William County, Virginia.

PUBLIC COMMENT PERIOD: For 30 days, starting from the day after the notice is in the newspaper: **SEPTEMBER 10, 2016 TO OCTOBER 11, 2016.**

PERMIT NAME: Virginia Water Protection Permit issued by DEQ, under the authority of the State Water Control Board

APPLICANT NAME, ADDRESS AND PERMIT NUMBER: Harbor Station Communities, LLC, a Delaware limited liability company; 17300 River Ridge Boulevard, Suite 301, Woodbridge, Virginia 22191; VWPP No. 04-0271

PROJECT DESCRIPTION: Harbor Station Communities, LLC has applied for a modified permit for the project known as “Potomac Shores (aka Harbor Station)”. The project is located within the eastern portion of the Cherry Hill Peninsula east of U.S. Route 1 (Jefferson Davis Highway) in Prince William County. The modification to the permit would authorize additional surface water impacts associated with changes in final site plan engineering for the southern portion of the town center, the cul-de-sac of Cherry Hill Road, and proposed culverts for the project. The proposed additional impacts are to 0.15 acre of palustrine forested wetland, 0.50 acre of palustrine emergent wetland (PEM), 0.17 acre of open water, 0.02 acre (169 linear feet) of perennial stream channel, and 0.17 acre (1,396 linear feet) of intermittent stream channel. The modification would also include decreases in temporary impacts to 0.16 acre of PEM, and 349 square feet (99 linear feet) of intermittent stream channel. The activity proposed in the modification to the permit would affect unnamed tributaries in the Powell’s Creek and Quantico Creek watersheds. A watershed is the land area drained by a river and its incoming streams. To compensate for the affected wetlands, the applicant would allocate 0.89 previously purchased wetland credits from Cedar Run Wetland Bank to this project. Compensation for additional stream impacts and previously approved stream impacts would be provided through the following activities: on-site preservation of 34,177 linear feet of stream channel and the associated 338.21 acres of riparian buffer, purchase of 78 stream credits from Buena Vista Stream and Wetland Mitigation Bank, the purchase of 11,523 stream condition units (SCUs) from the Northern Virginia Stream Restoration Bank, and the purchase of 922 stream credits (or 1,879 SCUs) from a DEQ approved mitigation bank, in-lieu fee fund, or a combination thereof that is authorized and approved by DEQ to sell credits in the area in which the impacts will occur and has credits available (as released by DEQ). DEQ’s preliminary decision is issue the modification of the permit.

HOW TO COMMENT AND/OR REQUEST A PUBLIC HEARING: DEQ accepts comments and requests for public hearing by e-mail, fax or postal mail. All comments and requests must be in writing and be received by DEQ during the comment period. Submittals must include the names, mailing addresses and telephone numbers of the commenter/requester and of all persons represented by the commenter/requester. A request for public hearing must also include: 1) The reason why a public hearing is requested. 2) A brief, informal statement regarding the nature and extent of the interest of the requester or of those represented by the requestor, including how and to what extent such interest would be directly and adversely affected by the permit. 3) Specific references, where possible, to terms and conditions of the permit with suggested revisions. DEQ may hold a public hearing, including another comment period, if public response is significant and there are substantial, disputed issues relevant to the permit.

CONTACT FOR PUBLIC COMMENTS, DOCUMENT REQUESTS AND ADDITIONAL INFORMATION: Allison King; Northern Regional Office, 13901 Crown Court, Woodbridge, Virginia 22193; Phone: (703) 583-3909; E-mail: Allison.King@deq.virginia.gov; Fax: (703) 583-3821. The public may review the draft permit and application at the DEQ office named above.